

## REMARKS

The present Amendment responds to the Office Action dated March 26, 2003. Claims 1 - 16 are pending in the application. Concurrently filed herewith is a petition for a three-month extension of the period in which to respond, to expire September 26, 2003.

### **Claims (amended) allowable over *Greenfield***

Claims 1, 3, 5-10 and 12-16 stand rejected as anticipated by *Greenfield* U.S. Patent No. 5,737,227. By this, the examiner means that all of the elements recited in the claims are shown by *Greenfield*. The applicant respectfully traverses and requests reconsideration of the invention as set forth in the amended claims.

*Greenfield* describes a planning and maintenance program for linings and coatings in facilities. Particularly, *Greenfield* provides a program "for forecasting, prioritizing, planning and tracking paint, coating and lining maintenance work for facility assets."

In contrast, the present invention provides an improved process of configuring a computer for a process and apparatus to monitor and estimate maintenance requirements of a facility based on discrete components or "substrates" of process areas or subdivisional areas in the facility in view of a subjective assessment of the criticality of the substrate to the process or functionality of the process area or the facility, whereby a facility manager can thereby prioritize attention, inspection, and maintenance activities. The maintenance management apparatus and method uses quantitative values representative of qualitative subjective assessments of conditions, environments and priority or criticality of a component to the facility and processes. This total requirement takes into account the physical plant itself and not merely the painting or coating requirements. Particularly, the

physical plant includes air conditioning equipment, roofing, water proofing, composite and cementations materials, equipment linings, flooring, safety and environmental matters including hazardous materials abatement and mold remediation, among other maintainable items. The present invention accordingly accounts for the entire building envelope through analysis of its process areas or subdivisional rooms of the facility. The process areas include at least one substrate or maintainable item associate with the process area. Substrates are structures that need periodic maintenance, such as foundation, framing, and enclosing sheeting such as walls and siding, the mechanical and electrical systems, and equipment contained within the process area, as explained on page 20, lines 21 - 26 and Fig. 12 that lists some types of substrates or facility components.

Further, the invention set forth in amended claims 1 and 8 provide an apparatus and method incorporating the identification of a facility for which monitoring and tracking of facilities maintenance is to be accomplished. The facility includes process areas for maintenance management. These process areas are the sub-dividable portions of a facility, such as an office, warehouse, manufacturing area by which structures and components of the process area are to be tracked. Each process area includes at least one substrate or maintainable item as discussed above. Associated with each substrate is a substrate condition, environment, and priority, which each have a quantitative value representative of a subjective qualitative assessment of the condition, environment, and priority of the substrate, as discussed at page 20, line 26 - page 21, line 2 and page 21, lines 19 - 27. The environment assessment particularly identifies the substrate and its contact with adverse impacting materials such as weather, chemicals or gases, temperature or submergence within such chemicals or gases. The substrate process priority associates the substrate criticality to the functionality of the process area. The substrate accordingly refers not just to surfaces, but

underlying structures as well as related equipment and materials in the process area or room. Fig. 12 identifies representative substrates including accent strip, air handling equipment, alan bolt installation and ducting. Other mechanical and electrical subsystems can be included in the substrate analysis for a process area. For example, a process area accomplishing heat baking of finished goods has an electrical supply to that process area for activating the ovens or heat lamps. The electrical equipment and electricity supply lines would be considered critical, in that the baking of finished goods is necessary in the manufacturing process. Thus damages, defects or problems with the distribution equipment for electrical supply to the process area is of a critical nature.

The invention of claims 1 and 8 further require an analyzer that evaluates the quantitative values of the substrate condition, substrate environment, and substrate process priority to determine a quantitative substrate ranking, as discussed at page 22, lines 11 - 28. The resulting substrate ranking provides an indication of the priority each substrate has for attention, inspection, and maintenance, thereby directing the facilities manager to productive monitoring and inspection. Further, an estimator applies work information to the condition, environment, process priority and area, to determine a substrate maintenance estimate reflective of projected costs and labor in view of the subjective qualitative assessments reflected by the quantitative representations. These estimates can be reported selectively for identifying, monitoring, and tracking facilities management.

#### **New Claims 17 and 18**

New claims 17 and 18 are directed to the feature of the present invention to evaluate various scenarios by varying the percentage each of the substrate condition, substrate environment, and substrate condition contribute to determination of the substrate ranking, as discussed on page 22,

lines 11 - 22. No additional fees are believed necessary for the new claims, as the total number of independent claims is 2 and the total number of claims is less than 20.

In summary, it is believed that the present amendment responds fully to the issues outstanding in this application and that claims 1 - 18 (amended) are in condition for allowance, and same is earnestly solicited.

Respectfully submitted,



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